



Town of Moultonborough Planning Board

Notice of Decision

Boundary Line Adjustment

Rosoley, LLC

and White Pines Trust/

Tax Map 194, Lot 33 and Tax Map 194, Lot 34-001

January 26, 2011

Applicants: Rosoley, LLC
900 Citrus Avenue
Sarasota, FL 34236

White Pines Trust
Robert White and Sharon Loizance
2408 Shaker Lane
Frederick, MD 21702

Location: 26 Swan Point Road and 143 Eagle Shore Road (Tax Map 194, Lots 33 and 34-001)

On January 26, 2011 the Planning Board of the Town of Moultonborough opened a public hearing on the application of Rosoley, LLC. and White Pines Trust (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment to swap approx. 880 sq. ft. between Tax Map 194, Lot 33 and Tax Map 194, Lot 34-001 in the Residential Agricultural (RA) Zoning District.

The public hearing was closed on January 26, 2011. At the regularly scheduled Planning Board meeting on January 26, 2011 the Board voted by a vote of six (6) in favor (Coppinger, King, Charest, Fairchild, Maroun, Jensen), none (0) opposed, to **GRANT** their request for a Boundary Line Adjustment subject to the following conditions:

1. Conformance with Plan

All pins shall be set in conformance with the plans entitled, "Boundary Line Adjustment Plan, Rosoley, LLC, Tax Map 194 Lot 33 and White Pines Trust, Tax Map 194, Lot 34-001, Moultonborough, Carroll Co., NH" prepared by Advanced Land Surveying Consultants, P.L.L.C., 121 NH Route 25, Unit #25, Meredith, NH, dated January 5, 20011.

2. Endorsement of Plan

Following the vote of approval by the Planning Board, and the statutory thirty (30) day appeal period in accordance with RSA 677:15, the Planning Board Chairman shall sign the approved plan, subject to conditions of this approval, which shall be recorded at the Carroll County Registry of Deeds. The conditions of approval of this subdivision review shall be placed on the final plans, or this decision shall be recorded with the plans, at the Carroll County Registry of Deeds, in accordance with RSA 676:3 (III), within ninety (90) days of signing of the plans by the Planning Board Chair and prior to any construction commencing.

3. Conformance with Subdivision Regulation 5.4 – Final Plat

The applicant shall fully comply with Section 5.4 of the Subdivision Regulations pertaining to Boundary Line Adjustments and the recording of executed Deeds within one hundred and twenty (120) days of endorsement of the plat.

4. Pins to be Set

All pins and other boundary markers shall be set within six (6) months of the signing of the plat by the Planning Board Chair.

5. Testimony and Representation at Public Meetings

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and part of this Notice of Decision.

This decision shall not take effect until thirty (30) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, it is recorded in the Carroll County Registry of Deeds, in accordance with RSA 677:15.

Joanne Coppinger
Chairman, Planning Board

Date _____